

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8627 Charles T. Russell, appellant

The Zoning Administrator of the District of Columbia, appellee

EFFECTIVE DATE OF ORDER: May 17, 1966

ORDERED:

That the appeal for permission to establish a parking lot to run concurrent with existing parking lots at 1727 - 20th Street, N.W., lot 18, square 110, be conditionally granted.

As a result of an inspection of the property and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) An inspection of the property was made by the Board on March 21, 1966.

(2) Appellant's lot is not paved and has a small brick building at the rear of the lot.

(3) The adjoining parking lot was found to be ⁱⁿ good repair and well managed.

(4) Lot 18 has a 21 foot frontage on 20th Street and a depth of 140 feet to a public alley.

(5) Appellant proposes to add lot 18 to the existing parking lot on the adjoining lot.

(6) Appellant's lot is located in an R-5-B District with C-3-B and R-5-C zoning in the vicinity.

(7) The Department of Highways and Traffic offered no objection to the granting of this appeal.

(8) In Appeal No. 7556, the Board granted permission to continue a parking lot for five years on lots 16 and 17, square 110. The Order was entered on January 6, 1964.

(9) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that this lot will create no dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Permit shall issue to run until January 6, 1969, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes, and parking areas shall be paved with materials which form an all-weather impervious surface.
- (c) The lot shall be so designed that no vehicle or any part thereof shall project over any lot or building line.
- (d) All parts of the lot not devoted to parking areas, driveways, access lanes, attendant's shelter, or required screening walls shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (e) No other use shall be conducted from or upon the premises and no structures other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (f) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.